



 **COULTERS**

64 Todshaugh Gardens, Kirkliston, EH29 9GE  
Offers Over £245,000





## 64 Todshaugh Gardens, Kirkliston, EH29 9GE

A beautifully presented, bright and spacious three bedroom detached family home in popular Kirkliston. The property benefits from an enclosed rear garden, driveway and garage.

- Living room
- Dining kitchen
- Utility room and WC
- Master bedroom with ensuite
- Two further bedrooms
- Bathroom
- Attic space
- EPC rating C

### ITEMS TO BE INCLUDED

White goods.

### VIEWING

By appointment with Coulters.

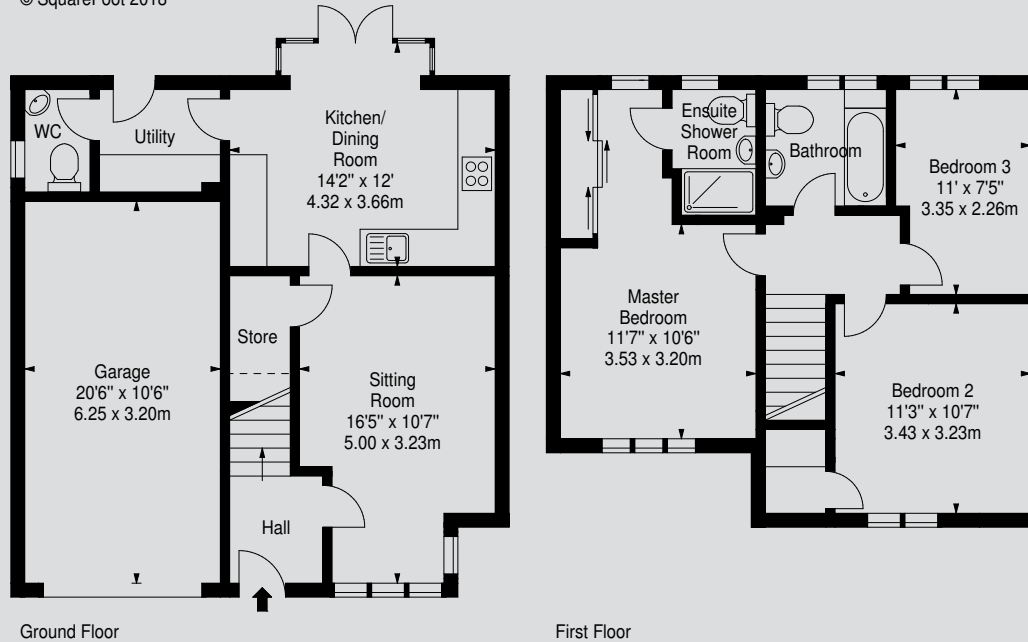




Todshaugh Gardens,  
Kirkliston,  
Midlothian, EH29 9GE



Approx. Gross Internal Area  
1209 Sq Ft - 112.32 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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32 North West Circus Place  
Stockbridge  
EH3 6TP

54 Warrender Park Road  
Marchmont  
EH9 1HH

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#### TERMS & CONDITIONS

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.